

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
February 19, 2008

The Architectural Review Board held a its regularly scheduled meeting in the City Council Chambers at 6120 Broadway on Tuesday, February 19, 2008 at 5:30 p.m.

Members present and composing a quorum of the Board:

Mike McGlone, Chairman
Paul Fagan
Suzanne Bettac
Kathy O'Brien

Members absent:

David Monnich
Charles John
Thomas Ball

Staff Members Present:

Shawn Eddy, Director of Public Works
Gracie Flores, Community Development Representative

The meeting was called to order by Mr. McGlone at 5:36 p.m.

A motion was made by Ms. O'Brien to approve the January 15, 2008 minutes with revisions. It was seconded by Ms. Bettac.

The motion was approved with the following vote:

FOR: Fagan, Bettac, McGlone, O'Brien
AGAINST: None

CASE NO. 297 S, Permanent sign for AT&T
5411 Broadway

Mr. Eddy explained the case to the Board. Jeanette Decker, Aetna Sign Group, explained that over the last two years, AT&T has rebranded all of the locations because of the merge with Cingular. Ms. Bettac asked why a plastic cover was needed. Ms. Decker explained that the purpose of the plastic cover was to give the sign a dome shape and that the sign would not be back lighted. Ms. Bettac asked why the building would need to be identified if it is only a switching station and not a place of business. Ms. Decker explained that AT&T wanted to identify any building that was related to their company. Mr. Eddy explained that the City Code does not address specifically whether business has to be transacted at the location but it does allow a sign for each business premise. Mr. McGlone asked how long the orange swoosh on the sign would be. Ms. Decker stated that orange swoosh does not have a specific length but has a dimension according to the monument structure regardless of how long the monument is.

Ms. O'Brien made a motion to approve the case as submitted. It was seconded by Mr. Fagan.

The motion was approved with the following vote:

FOR: Fagan, Bettac, McGlone, O'Brien

AGAINST: None

**CASE NO. 298 S, Permanent double sided sign for Fuller Travel
6111 Broadway**

Mr. Eddy explained the case to the Board. Ms. Bonnie Habel, owner of Fuller Travel, gave background information to the Board. Ms. O'Brien asked if the address would be added onto the sign. Ms. Habel said that it would not. Ms. Bettac asked if the sign would be lighted. Ms. Habel explained that the business closes at 5 P.M. and lighting was not necessary.

Ms. O'Brien made a motion to approve the case as submitted. It was seconded by Mr. Fagan.

The motion was approved with the following vote:

FOR: Fagan, Bettac, McGlone, O'Brien

AGAINST: None

**CASE NO. 299 S, Permanent sign for Jimmy Johns
4700 Broadway**

Mr. Eddy explained the case to the Board. Mr. Todd Miedema, General Manager of Jimmy Johns, explained to the Board the request for a permanent Panaflex sign-face on the existing sign cabinet and to apply a vinyl decal sign on the glass window. Ms. Bettac asked what door the vinyl decal would be put on. Mr. Miedema stated that it would be on the pair of doors that face the street. Ms. Bettac asked if the lighted Panaflex sign would be consistent with the other locations. Mr. Miedema said that it would. Ms. O'Brien asked if the hours of operation would be included on the signage. Mr. Miedema stated that it would not.

Ms. Bettac made a motion to approve the case as submitted. It was seconded by Mr. Fagan.

The motion was approved with the following vote:

FOR: Fagan, Bettac, McGlone, O'Brien

AGAINST: None

**CASE NO. 292 P, Proposed 2 unit condominium on MF-D property
107 Eaton**

Mr. Eddy explained the case to the Board. Mr. Peter DeWitte, architect, explained that he had a formal meeting with the neighbors earlier in the month to show them the design. Mr. DeWitte stated that the neighbors had a few minor concerns about the back windows but overall, they were pretty receptive to the rest of the project. Mr. DeWitte explained to the project description to the Board. Mr. McGlone asked if the owner intended to live in one of the units. Mr. DeWitte

stated that the owner will live in the smaller unit. Mr. McGlone asked if the garages were detached. Mr. DeWitte explained that they were and why they could not build an enclosed structure because of the landscape buffer. Mr. Eddy explained how that design will meet City Code. Ms. Bettac asked if there had been any inquiry from the neighbors. Mr. Eddy stated that there had not. Dan Schnieder, 302 Circle, stated that the project looked good. Ms. Bettac asked how close the garage was to the back property line. Mr. DeWitte stated that the over hang of the garage is 5 ft. and the wall is 8 ft.

A motion was made by Ms. Bettac to approve the case with a recommendation to address the intersection of the second story roof and the third story element and pin location. It was seconded by Mr. Fagan.

The motion was approved with the following vote:

FOR: Fagan, Bettac, McGlone, O'Brien

AGAINST: None

**CASE NO. 295 F, Proposed landscaping of guest parking
820 Patterson**

Mr. Eddy explains the case to the Board. Mr. Pat Chumney, architect, explained. Mr. Eddy explained to the Board that the case was scheduled to be presented to the City Council on February 25, 2008. Mr. Eddy informed the Board that the City Council will hear requests for a reissuance of an SUP for 815 Patterson for parking, a request for a demolition permit to demolish the house at 820 Patterson, an additional SUP to allow parking on SF-A zoned property, and the case that is presented tonight. Mr. McGlone asked how much the retaining wall is exposed. Mr. Chumney stated that it is 9 ft. There was extensive discussion about the movement and location of delivery trucks. After discussion the ARB was satisfied with the overall logistics and how it impacts the parking lot.

A motion was made by Mr. Fagan to approve the Case No. 295 F, 820 Patterson, with following conditions:

1. In the event that an extension of the driveway for use by trucks is desired, the design must be reviewed by the ARB
2. A revision of the design of the retaining wall along Olmos Drive will be reviewed by the ARB
3. ARB requests fully developed landscape elevation of wall and wall sections and would review fully developed landscape plans to include elevations and sections.

It was seconded by Ms. O'Brien.

The motion was approved with the following vote:

FOR: Fagan, Bettac, McGlone, O'Brien

AGAINST: None

There being no further business, the meeting was adjourned at 7:32 p.m.

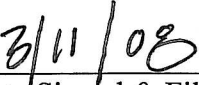
THE PROCEEDINGS OF THE MEETING ARE RECORDED ON COMPACT DISC AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Mike McGlone, Chairman



Gracie Flores
Recording Secretary



Date Signed & Filed